



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

June 9, 2014

Omni Designs  
Attn: David Marchell  
711 Tank Farm Road  
San Luis Obispo, CA 93401

PB Coast View LLC.  
Attn: Brad Vilde  
PO Box 1988  
Tempe, AZ 85280

**NOTICE OF FINAL COUNTY ACTION**

HEARING DATE: June 2, 2014

**SUBJECT: PB COASTVIEW LLC.**  
**County File Number: SUB2013-00055 / COAL 14-0026**  
**Document Number: 2014-006\_SRB**

LOCATED WITHIN COASTAL ZONE: YES

The above-referenced application was approved by the San Luis Obispo County Subdivision Review Board on the hearing date shown above, based on the Findings in Exhibit A and Conditions in Exhibit B, which are attached for your records. The conditions of approval must be carried out as set forth therein.

An approved or conditionally approved Lot Line Adjustment shall expire unless completed and finalized within two years after its approval or conditional approval. The expiration of an approved or conditionally approved lot line adjustment shall terminate all proceedings and no certificate of compliance recognizing the lot lines described in said lot line adjustment shall be recorded without first processing a new lot line adjustment application. Upon application by the applicant, filed prior to the expiration of the approved or conditionally approved lot line adjustment, the time at which the lot line adjustment expires may be extended by the Subdivision Review Board for a period or periods not exceeding a total of one year. (Sec 21.02.040 (f))

Appeal to the Board of Supervisors. This action is appealable to the Board of Supervisors within 14 days of this action. If there are Coastal grounds for the appeal there will be no fee. If an appeal is filed with non-coastal issues there is a fee of \$850.00.

Appeal to the Coastal Commission. This coastal permit action (is) appealable to the California Coastal Commission pursuant to regulations contained in Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. These regulations contain specific time limits to appeal, and the criteria,

and procedures that must be followed to appeal this action. If this action **is not** appealable to the Coastal Commission, then the County's coastal permit action is effective subject to its terms and conditions. If this action **is** appealable to the Coastal Commission, then the Coastal Commission's 10-working day appeal period begins the first working day after the Coastal Commission receives adequate notice of this action from San Luis Obispo County. The action and coastal development are not effective until the Coastal Commission's appeal period has expired and no appeal has been filed. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed. If an appeal is filed with the Coastal Commission, then the County's coastal permit action is stayed and you will need to contact the Commission directly for details on next steps. Potential appellants must exhaust County appeal avenues prior to appeal to the Coastal Commission.

Appeals and/or questions about the Commissions appeal process should be directed to: California Coastal Commission Central Coast District Office. 725 Front Street, Suite 300, Santa Cruz, CA 95060; phone (831) 427-4863; fax (831) 427-4877.

If the use authorized by this Permit approval has not been established or if substantial work on the property towards the establishment of the use is not in process after a period of twenty-four (24) months from the date of this approval or such other time period as many be designated through conditions of approval of this Permit, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 23.02.050 of the Land Use Ordinance.

If the use authorized by this Permit approval, once established, is or has been unused abandoned, discontinued or has ceased for a period of six (6) months or conditions have not been complied with, such Permit approval shall become void.

If you have questions regarding your project, please contact your **Project Manager, Stephanie Fuhs**, at (805) 781-5600. If you have any questions regarding these procedures, please contact me at (805) 781-5718.

Sincerely,

NICOLE RETANA, SECRETARY  
COUNTY SUBDIVISION REVIEW BOARD

cc: Public Works Department

**FINDINGS - EXHIBIT A**

*Environmental Determination*

- A. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA.

[Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

*Lot Line Adjustment*

- B. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the parcels meet the minimum parcel size for the Rural Lands and Agriculture land use categories.

*Coastal Access*

- C. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

**CONDITIONS - EXHIBIT B**  
**PB COASTVIEW LLC (SUB2013-00055/COAL 14-0026)**

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance.
2. If a parcel map is filed, it shall show:
  - a. All public utility easements.
  - b. All approved street names.
  - c. A tax certificate.
3. Any private easements described in the title report must be shown on the parcel map, with recording data.
4. When the parcel map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
5. All conditions of approval herein specified are to be complied with prior to the recordation of the parcel map or certificates of compliance which effectuate the adjustment. Recordation of a parcel map is at the option of the applicant. However, if a parcel map is not filed, recordation of a certificate of compliance is mandatory.
6. The parcel map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
7. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
8. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
9. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the parcel map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
10. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action
11. Private ingress/egress easement(s) from a public road to the proposed interior parcel shall be reserved by recordation of Restrictive Covenant(s) and/or easement deed(s) prior to, or concurrent with, recordation of the Lot Line Adjustment.
12. **Prior to recordation of a parcel map or certificates of compliance finalizing the lot line adjustment**, County Counsel, shall prepare an open space agreement which includes the following:

- a. The open space area for all of Parcel 2 and 15 acres of Parcel 1 outside of the 5 acre building site (as shown on the tentative map). The open space area will allow such outdoor recreational uses as hiking, biking and equestrian activities. Ground disturbance for new trails is allowable. The open space area can be used for a parking area and restrooms along the Mattie Road frontage with approval of a subsequent land use permit.
13. **Within 30 days of recordation of the final map or certificates of compliance**, the applicant shall record the open space agreement for Parcel 2 and 15 acres of Parcel 1 outside the 5 acre building site shown on the tentative map. The open space easement will contain provisions to allow for hiking, biking and equestrian trails, site disturbance for new trails, maintenance of trails, parking area and restrooms and other public amenities that will be approved with a subsequent land use permit.
14. **Prior to, or concurrent with recordation of the final parcel map or certificates of compliance finalizing the lot line adjustment**, the applicant will obtain any necessary approvals from the City of Pismo Beach.